



Chicago Metropolitan  
Agency for Planning

[www.cmap.illinois.gov](http://www.cmap.illinois.gov)

C.E.P:

# Community Enrichment Program

*A guidebook for high school students*

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# Making Places Better

## The Problem

In recent years our economy has flagged. In this economy, foreclosure is becoming an increasingly prominent problem. One obvious issue that an influx of foreclosed properties presents is the economic depression an area with many vacant buildings. These areas become aesthetically unpleasing, and can foster undesirable social environments.

## *What can we do with these foreclosed properties?*



## Our Solution

You might be asking yourself, “How can I keep this from happening in my community?” Our solution is to take foreclosed properties and vacant lots and turn them into multi-functional facilities that will be beneficial to the entire surrounding community.

A multi-functional facility is a building that can be used for more than one purpose at the same time or at different times without making any changes to the actual structure of the building. One example is The Glen, in Glenview, where some



buildings serve as shops on the first floor and apartment buildings on the floors above. Advantages of this efficient use of space include easier access to commercial areas for homeowners and cost effectiveness.

## From Ideas to Reality

How can we make this idea a reality?

**Step 1:** Identify a unused area in the community— vacant or foreclosed lots are ideal. Check for any problems with property: Zoning requirements, Property history.

**Step 2:** Secure funding donations, fundraising, etc.

**Step 3:** Identify community needs.



**Step 4:** Contact local businesses about participating in the program (owning the building, offering internships etc.).

**Step 5:** Lease building to local schools and organizations.

**Step 6:** Watch area flourish!

## Benefits

How will this program benefit my community?

Students that participate in the Community Enrichment Program will gain service hours and valuable real-world business experience. Previously unusable areas will become vital parts of the community.



## Preferred Regional Scenario

CMAP's preferred regional scenario is a future development plan based on feedback from all over our seven county region. In relation to housing and land use, the goal of the preferred scenario is to "create more compact, livable communities to serve as the building blocks of our region's future development." Our project will accomplish this by transforming wasted space into viable commercial areas.



## Sample community survey

Many communities have vacant and foreclosed properties. We would like to take these spaces and turn them into multi-functional facilities and make them beneficial to both students as well as the community. Before we can begin this process we would like your input and suggestions on how to better your community.

1. How well do you believe the land in your community is being used? (one being the worst, five being the best)  
1      2      3      4      5
2. What area do you feel your community needs the most improvement?  
☐ Safety  
☐ Economic development  
☐ Eco-friendly  
☐ Education human services
3. Would you or your children be interested in fundraising for this project?    Yes    No
4. What is one advantage you see in this program?





# Resources

## The Placemaking Movement

The Polish Triangle is located in Wicker Park Bucktown. The Metropolitan Planning Council and the Wicker Park Bucktown Chamber of Commerce are teaming up to transform the Polish Triangle at the intersection of Ashland, Milwaukee and Division Streets into a great public place. Find out more at [www.placemakingchicago.com](http://www.placemakingchicago.com)

Thanks to David Galowich, an active real estate broker and land developer from Madison Realty Group. He stressed the importance of community support for any major project.

Your own city or village's department of building and zoning or land use can give you information on acquiring buildings, safety regulations, and tax information. Many also provide license information and skill building techniques.





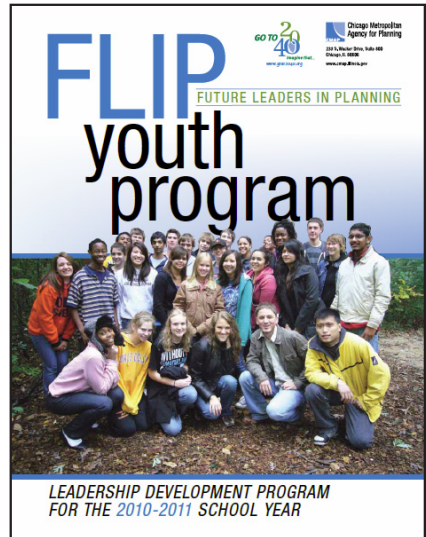
## About CMAP

The Chicago Metropolitan Agency for Planning (CMAP) was created in 2005 as the comprehensive regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. By state and federal law, CMAP is responsible for developing *GO TO 2040*, metropolitan Chicago's first truly comprehensive regional plan. The agency projects that metropolitan Chicago will gain 2.8 million new residents and 1.8 million jobs in the next three decades. The *GO TO 2040* planning campaign will develop and implement strategies to address that projected growth. Scheduled for completion in 2010, the plan will shape the region's transportation system and development patterns, while also addressing the natural environment, economic development, housing, education, human services and other factors shaping quality of life. See [www.cmap.illinois.gov](http://www.cmap.illinois.gov) and [www.goto2040.org](http://www.goto2040.org) for more information.

## About FLIP

Are you concerned about having better parks? How about the streets in your community? Have you ever wondered why the mall is where it is? Why your school is located where it is? Do you wish someone would do something make life better for you, your family, or your community? The Chicago Metropolitan Agency for Planning (CMAP) is looking for high school participants to learn about our region while interacting with other students from various counties. CMAP is interested in your ideas about how to make Northeastern Illinois a better place to live, go to school, work, and play. Please apply to be part of Future Leaders in Planning.

Future Leaders in Planning (FLIP) is a leadership development opportunity offered free-of-charge to students who can contribute ideas to help create a better future for our region. It began in September 2008 and participants in the 2009 program will learn more about the northeastern region and share their thoughts with other teens from Cook, DuPage, Kane, Kendall,



Lake, McHenry, and Will counties. Participants will also meet and interact with select regional leaders who make key planning decisions in our communities.

To stay updated on FLIP, meet other youth in the region, and blog about issues affecting your community, visit <http://www.facebook.com/pages/CMAPs-FLIP-Future-Leaders-In-Planning-program>